



Alpine-Balsam Implementation Newsletter

August 2020

The COVID-19 pandemic has impacted the way that we all work. The city has made and continues to make tough choices about budget, resources and community need. The Alpine-Balsam Implementation project is still moving forward as a long-term community investment.

[Alpine-Balsam Implementation Webpage](#)

[Alpine-Balsam Area Plan](#)

What We're Doing Now:

Redevelopment Planning, Design and Land Preparation

As many of you know, the Alpine-Balsam site is home to a 300k+ square-foot hospital that is currently being sustainably deconstructed to make way for redevelopment. At the same time, the city is preparing for infrastructure improvements (in areas such as flood and energy), making zoning changes identified in the [Area Plan](#), analyzing housing financing scenarios and starting soon, designing the Pavilion office building renovation and surrounding city campus site improvements. This work is being done to prepare as much of the site as possible to be ready for redevelopment when the hospital deconstruction is complete.

One Step Closer to Affordable Housing:

NEPA Environmental Assessment

Projects that may use future federal funds (such as HOME Investment Partnership and Community Development Block Grant) must go through a [National Environmental Protect Act \(NEPA\)](#) environmental assessment process that provides the federal government with an opportunity to understand direct and indirect environmental impacts before development begins. Because the city intends to redevelop significant portions of the site as affordable housing that might utilize federal funds, it was critical to complete an environmental assessment to ensure eligibility of future federal funds. The city recently completed the environmental assessment process that allows for most pre-development activities to occur, which is a great progress toward achieving affordable housing at Alpine-Balsam.

Analyzing Clean Energy Opportunities for Alpine-Balsam

The city recently completed a competitive bid process and entered into a contract with WSP USA to provide microgrid and district energy feasibility and options analysis that will help inform infrastructure, programming or investments that will contribute to [Boulder's Climate Commitment](#) goals. Recommendations, including estimated costs, are expected in the first quarter of 2021.

Preparing for Flood Mitigation Improvements

The Alpine-Balsam Area Plan identified the intent for a flood mitigation greenway to be constructed along Balsam Avenue to successfully remove the site from the floodplain. This effort is a critical step to achieve affordable housing and the Pavilion office building renovation and will be aligned with the city's flood program goals for Goose Creek. The city has hired an engineering firm and is currently working on alternatives for engineering the greenway. Removing the site from the floodplain requires a federal permitting process through [FEMA](#). The city's goal is to complete the permitting process in 2021.

Next Steps

Staff are currently identifying a timeline and path to update the zoning at Alpine-Balsam based on the intent of the Area Plan. An update on this project and the public process will be provided this fall. In the meantime, visit the project [webpage](#) for updates and email [Amanda Bevis-Cole](#) with questions.

City of Boulder
Planning & Development Services Department

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